QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 106972 DEEDQC
06/20/2018 04:02:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180620-0059683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adelle Schauer and Paul Schauer	**Same**	**053090B01800CO**
(NAME)	(NAME)	
1241 Cheyenne Court		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ADELLE COLLEY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ADELLE SCHAUER AND HUSBAND, PAUL SCHAUER ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 224 ON THE PLAN OF CUMBERLAND STATION AT WILSON CAMP, SECTION ONE, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20011009-0109759, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ADELLE COLLEY, BY WARRANTY DEED FROM MARVIN PERAZA AND MARIA ZOILA LARA, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20150105-0000630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ADELLE COLLEY HAVING SINCE MARRIED PAUL SCHAUER, IS THE SAME PERSON AS ADELLE SCHAUER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **1241 Cheyenne Court, Madison, Tennessee 37115**

Witness our hands this the 19th day of June, 2018.

ADELLE SCHAUER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADELLE SCHAUER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY